THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 12061064**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $329,000.00. Affiant Subscribed and sworn to before me, this21st day of June, 2012. Notary Public My Commission Expires: ___

WILLIAM T. CHAPMAN IV — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120046375 DEEDWARR
Recvd: 06/22/12 13:50 2 pgs
Fees:13.00 Taxes:1217.30

20120622-0055042

WARRANTY DEED

Address New Owner: Terracotta Investments. LLC 1000 Starview Dr Danville, CA 94526	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-05-0-344.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Reese** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terracotta Investments. LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 280, RICHLAND REALTY CO'S FIRST ADDITION TO SUBDIVISION "B", as shown on plat of record in Plat Book 332, Page 174, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Lee Brents Reese, an unmarried person to James M. Reese as recorded on the 29th day of July, 1994 in Deed Book 9422, Page 190 and Warranty Deed from Kelton E. Carter and wife, Jacqueline Carter to Thomas L. Reese and wife, Lee Brents Reese as recorded in Deed Book 2537, Page 611, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO'S FIRST ADDITION TO SUBDIVISION "B", as recorded in Plat Book 332, Page(s) 174.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 316 Greenway Ave Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2012.

James M. Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Reese, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014